



General Assembly

January Session, 2007

Raised Bill No. 1087

LCO No. 3704

03704_____PD_

Referred to Committee on Planning and Development

Introduced by:
(PD)

***AN ACT CONCERNING ASSESSMENT OF CERTAIN INCOME
RESTRICTED HOUSING.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. (NEW) (*Effective October 1, 2007, and applicable to assessment*
2 *years commencing on or after October 1, 2007*) Notwithstanding the
3 provisions of the general statutes, the present true and actual value of
4 real property used for residential rental purposes, where at least thirty
5 per cent of the residential units are subject to an agreement with a
6 municipality, the state, the federal government or any instrumentality
7 thereof restricting occupancy of such units to tenants who qualify in
8 accordance with an income limitation test, shall equal the capitalized
9 value of the actual net operating income of such real property after
10 deducting reserves required pursuant to the federal, state or municipal
11 program under which the agreement was entered. The valuation of
12 such real property shall not take into account federal or state income
13 tax credits, subsidized mortgage financing, project grants or other
14 governmental assistance used to offset the development cost of such
15 real property. As used in this section "net operating income" means the
16 gross rental income of the property as limited by the schedule of rents

17 or carrying charges, less all operating expenses and property taxes but
18 without deducting mortgage debt service or depreciation. The
19 capitalization rate to be applied to such net operating income for the
20 purposes of determining the true and actual value shall be the rate
21 generally applicable to commercial residential property that is not rent
22 restricted or government subsidized.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2007, and applicable to assessment years commencing on or after October 1, 2007</i>	New section

Statement of Purpose:

To revise assessment methods of government-assisted housing so that valuation of such housing is fair and consistent.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]